

Prepared by:

McGahee & Perez, PL
Melanie A. McGahee, Esq., Esq.
417 W. Sugarland Highway
Clewiston, FL 33440
Phone: 863-983-1677
File Number: 21.5028.02

Return to:

Michael Bradley
Fidelity National Title – NCS
Title Coordinator
1 E. Washington Street #450
Phoenix, AZ 85004
Phone: (602) 774-3277
File No.: 16-21-0314

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Warranty Deed

(Corrective)

This Warranty Deed made this 27th day of December, 2021, between

GARY M. NOLAN, JR. and KATHRYN E. NOLAN, husband and wife, whose post office address is: 2583 SE Federal Hwy., Stuart, FL 34994, grantor; and

DALE P. COYNE and GAIL A. COYNE, husband and wife, whose post office address is 13400 Budler Road, Plainfield, IL 90544, grantee.

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **St. Lucie County, Florida** to-wit:

SEE ATTACHED EXHIBIT A

Subject to restrictions, reservations and easements of record, if any, which reference shall not operate to reimpose same, and taxes subsequent to December 31, 2003.

[This is a corrective deed being executed and delivered to correct an error contained within the legal description of that certain Deed recorded in Official Records Book 1684, Page 568, Public Records of St. Lucie County, Florida.]

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

(As to each Grantor)

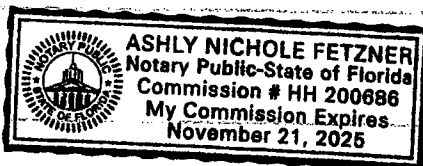
Witness #1 Signature: <u>Alessa Fitzgerald</u>	(Seal)
Witness #1 Printed Name: <u>Alessa Fitzgerald</u>	GARY M. NOLAN, JR.
Witness #2 Signature: <u>Rosathurbert</u>	<u>Gary M. Nolan Jr</u>
Witness #2 Printed Name: <u>Rosathurbert</u>	GARY M. NOLAN, JR. (Seal)
	KATHRYN E. NOLAN
	<u>Kathryn E. Nolan</u>

State of Florida

County of Manatee

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 27th day of December, 2021, by GARY M. NOLAN, JR. and KATHRYN E. NOLAN, who ☒ are personally known or ☐ have produced _____ and _____ as identification, respectively.

[Notary Seal]



Notary Public

Printed Name:

My Commission Expires:

Ashly Fetzner

11-21-2025

EXHIBIT A

All that portion of Lot 10, lying East of U.S. Highway No. 1, of Block 4, Section 1, Township 37 South, Range 40 East, St. Lucie County, Florida, of Plat No. 1, St. Lucie Gardens as recorded in Plat Book 1, Page 35, of the Public Records of St. Lucie County, Florida, LESS the North 473 feet and the East 54 feet of said Lot 10 and also LESS the South 40 feet of said Section 1, said portion being more particularly described as follows:

Beginning at a point (P.O.B.) being the Intersection of the West line of the East 54 feet of said Lot 10 with the South line of the North 473 feet of said Lot 10; thence from said P.O.B. run South 00 degrees 21 minutes 38 seconds West, parallel with East line of said Lot 10, 150.51 feet, thence run South 89 degrees 42 minutes 50 seconds West, parallel with and 40.00 feet North of the South line of said Section 1, 411.53 feet to the Easterly right of way line of U .S. Highway No. 1; thence run North 27 degree 53 minutes 44 seconds West, along the Easterly right of way line of U.S. Highway No. 1, 170.25 feet to the intersection of the South line of the North 473 feet of Lot 10; thence run North 89 degree 45 minutes 21 seconds East, parallel with the North line of said Lot 10, 492.13 feet to the POINT OF BEGINNING.

TOGETHER WITH that certain Easement for the reciprocal use and benefit to all of the current and successive owners of Lots 10, 11 and 12, Block 4, Section 1, Township 37 South, Range 40 East St. Lucie Gardens, according to the plat thereof as recorded in Plat Book 1, Page 35, of the Public Records of St. Lucie County, Florida; the said Easement shall be used for installation and maintenance of the surface water management system consisting of a dry retention area, water control structure a retention pond and such allied utilities and drainage facilities as shall be necessary and desirable for the development of the properties over, across and upon the following described property:

A portion of Lots 11 and 12, Block 4, Section 1, Township 37 South, Range 40 East, St. Lucie County, Florida of PLAT NO. 1, St. Lucie Gardens, as recorded in Plat Book 1, Page 35, of the Public Records of St. Lucie County, Florida, being subject to any easements or rights-of-way of record, said herein described easement being geometrically described as follows:

BEGINNING at a point (P.O.B .) on the West line of said Lot 11, said P.O.B. being the Northeast corner of Lot 10 in said Block 4; thence run North 00 degree 21 minutes 38 seconds East along the West line of said Lot 11, 663.49 feet to the Northwest corner of Lot 11; thence run North 89 degrees 47 minutes 52 seconds East, along the North line of Lots 11 and 12, 660.56 feet to the Northeast corner of said Lot 12; thence run South 00 degrees 16 minutes 33 seconds West, along the East line of said 12, 200.01 feet to the South line of the North 200 feet of said Lot 12, thence run South 89 degrees 47 minutes 52 seconds West, parallel with the North lines of said Lots 11 and 12, 570.85 feet to the East line of the West 90.00 feet of said Lot 11; thence run South 00 degrees 21 minutes 38 seconds West, parallel with the West line of said Lot 11, 936.44 feet to the Easterly extension of the South line of the North 473 feet of said Lot 10; thence run South 89 degrees 45 minutes 21 seconds West, parallel with the North line of said Lot 10; 90 feet to the West line of said Lot 11; thence run North 00 degrees 21 minutes 38 seconds East along West line of said Lot 11, 473.03 feet to the POINT OF BEGINNING.

Parcel I.D. No.: 3414-50-3810-100-1